

# Local Market Update – July 2020

A Research Tool Provided by Iowa Association of REALTORS®



## Des Moines Area Association of REALTORS®

Includes Dallas, Jasper, Madison, Marion, Polk and Warren Counties

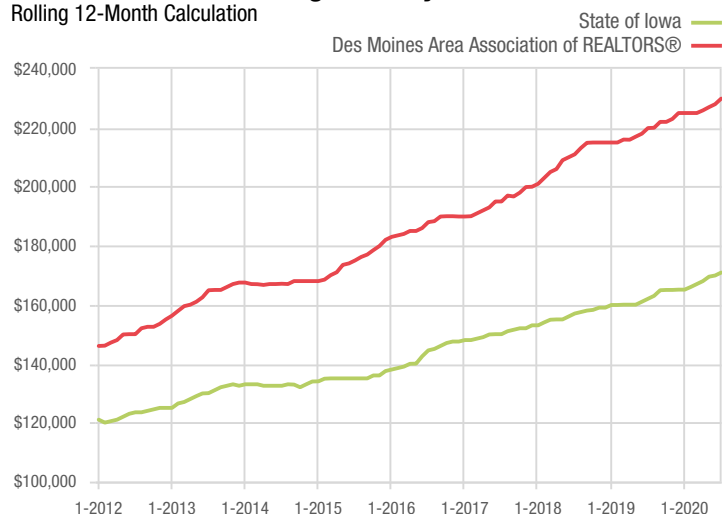
Single-Family Detached	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	1,485	1,561	+ 5.1%	8,761	8,824	+ 0.7%
Pending Sales	1,156	1,367	+ 18.3%	6,305	7,130	+ 13.1%
Closed Sales	1,093	1,390	+ 27.2%	6,229	6,729	+ 8.0%
Days on Market Until Sale	49	47	- 4.1%	61	58	- 4.9%
Median Sales Price*	\$228,000	\$242,500	+ 6.4%	\$223,000	\$232,500	+ 4.3%
Average Sales Price*	\$244,004	\$263,791	+ 8.1%	\$241,059	\$251,117	+ 4.2%
Percent of List Price Received*	98.7%	99.1%	+ 0.4%	98.4%	98.7%	+ 0.3%
Inventory of Homes for Sale	4,361	3,740	- 14.2%	—	—	—
Months Supply of Inventory	4.8	3.8	- 20.8%	—	—	—

Townhouse-Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	273	301	+ 10.3%	1,565	1,776	+ 13.5%
Pending Sales	204	300	+ 47.1%	1,142	1,268	+ 11.0%
Closed Sales	220	276	+ 25.5%	1,130	1,161	+ 2.7%
Days on Market Until Sale	64	63	- 1.6%	74	63	- 14.9%
Median Sales Price*	\$185,500	\$189,900	+ 2.4%	\$175,100	\$180,000	+ 2.8%
Average Sales Price*	\$196,665	\$205,843	+ 4.7%	\$190,419	\$195,146	+ 2.5%
Percent of List Price Received*	98.9%	99.3%	+ 0.4%	98.9%	98.9%	0.0%
Inventory of Homes for Sale	860	940	+ 9.3%	—	—	—
Months Supply of Inventory	5.2	5.3	+ 1.9%	—	—	—

\* Does not account for seller concessions; % Change may be extreme due to small sample size.

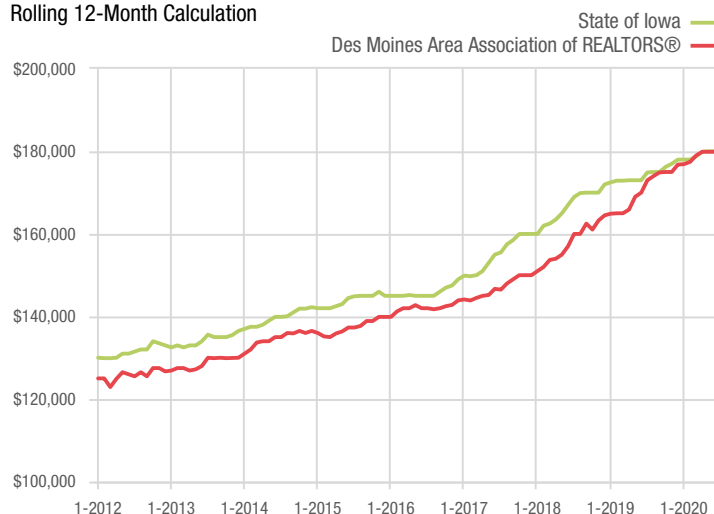
### Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



### Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.